099.0	0001	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,300 /	825,300
					USE VALUE:	825,300 /	825,300
					ASSESSED:	825,300 /	825,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLLENBECK COREY A & BRYN V
Owner 2:	
Owner 3:	
Street 1:	50 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TALANIAN DAVID A/HOLLY L -
Owner 2:	-
Street 1:	50 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7671.000	370,200		455,100	825,300
Total Card	0.176	370,200		455,100	825,300
Total Parcel	0.176	370,200		455,100	825,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.41 /Parcel: 472.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64352

GIS Ref

GIS Ref

Insp Date 11/20/18

!8012!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	370,200	0	7,671.	455,100	825,300		Year end	12/23/2021
2021	101	FV	205,900	0	7,671.	455,100	661,000		Year End Roll	12/10/2020
2020	101	FV	206,000	0	7,671.	455,100	661,100	661,100	Year End Roll	12/18/2019
2019	101	FV	175,500	0	7,671.	461,600	637,100	637,100	Year End Roll	1/3/2019
2018	101	FV	175,500	0	7,671.	344,600	520,100	520,100	Year End Roll	12/20/2017
2017	101	FV	175,500	0	7,671.	312,100	487,600	487,600	Year End Roll	1/3/2017
2016	101	FV	175,500	0	7,671.	299,100	474,600	474,600	Year End	1/4/2016
2015	101	FV	174,700	0	7,671.	253,600	428,300	428,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:34:40

LAST REV

Date	Time
09/17/21	10:07:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TALANIAN DAVID	54904-24		6/28/2010		391,000	No	No		
HEGARTY PAUL E	42909-438		5/27/2004		399,000	No	No		
HEGARTY PAUL E	36283-582		8/30/2002	Family	1	No	No		
HEGARTY PAUL E	33129-469		6/26/2001	Family	1	No	No		
HEGARTY PAUL E	32274-326		1/25/2001	Family	1	No	No		
	10531-457		5/20/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2020	1359	Addition	385,387	O				
12/6/2011	1596	Manual	2,457					air sealing & insu
8/19/2010	1016	Add Bath	10,000					IN BMT

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	345	PATRIOT
8/25/2004	MLS	MM	Mary M
10/19/1999	Meas/Inspect	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7671		Sq. Ft.	Site		0	70.	0.85	5									455,093						455,100	

Total AC/HA:	0.17610	Total SF/SM:	7671	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,093	Spl Credit		Total:	455,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		1 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02910507
Adj $ / SQ:	138.929
Other Features:	76800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373943
Depreciation:	3739
Depreciated Total:	370203

COMMENTS

OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

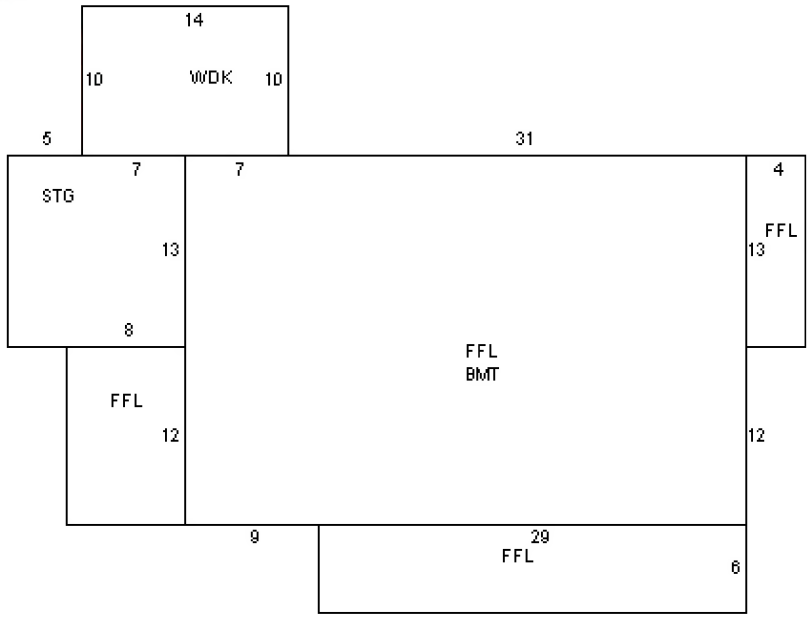
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.10
Special Features:	0	Val/Su Net:	147.02
Final Total:	370200	Val/Su SzAd	291.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	138.930	176,718
BMT	Basement	950	55.220	52,463
STG	Storage	156	7.490	1,169
WDK	Deck	140	13.530	1,894

Net Sketched Area:	2,518			Total:	232,244
Size Ad	1272	Gross Area	2518	FinArea	1747

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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